

**MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
MEETING WITH COUNTY VILLAGES  
COUNTY-CITY BUILDING, ROOM 113  
THURSDAY, SEPTEMBER 21, 2000  
12 P.M.**

Commissioners Present: Kathy Campbell, Chair  
Larry Hudkins, Vice Chair  
Linda Steinman  
Bernie Heier  
Bob Workman

Others Present: Kerry Eagan, Chief Administrative Officer  
Kathleen Sellman, Planning Director  
Terry Wagner, Lancaster County Sheriff  
Dave Kroeker, Budget & Fiscal Officer  
Judy Adams, Lincoln Action Program Rural  
Coordinator  
Bruce Medcalf, County Clerk  
Gwen Thorpe, Deputy County Clerk  
Ann Taylor, County Clerk's Office

Village Clerks and Board Representatives: Buffy Cornish, Bennet Village Board  
Patricia Rule, Clerk of Village of Bennet  
June Winkler, Clerk of Village of Hallam  
Nancy Votta, Clerk of City of Hickman  
David Hobelman, Firth Village Board  
Bruce Forbes, Waverly City Council  
Gene Melichar, Emerald/S.I.D. #6  
Rich Wiese, Nebraska Great Plains Resource  
Conservation & Development Program  
Scott Willet, Coordinator of the Nebraska Great Plains  
Resource Conservation & Development Program

## **AGENDA ITEM**

### **1 COMPREHENSIVE PLAN**

Kathleen Sellman, Planning Director, displayed a chart detailing *Schedule for City-County Comprehensive Plan and Related Planning Studies, 2000-2001*, noting major work tasks include the City-County Comprehensive Plan, Stevens Creek Basin Initiative, Infrastructure Financing Study, Natural Resources Geographic Information System and the Community Attitudinal Survey. She said part of the effort will include looking at how existing and proposed land uses can co-exist. Sellman noted that greater involvement on the part of the villages and cities is desired and said the Planning Department will be contacting each of them in the near future.

Sellman said the number of individuals that wish to move from urban areas to the country and small towns is increasing and said these individuals have different expectations of life in the country.

In response to a question from Hudkins, Sellman said the "right-to-farm" is an evolving issue.

David Hobelman, Firth Village Board, said Gage County has a one-third mile buffer and a developer has asked whether Lancaster County observes this.

Sellman said not at this time, although it is used effectively in other jurisdictions.

In response to a question from Bruce Forbes, Waverly City Council, Sellman said the beltway environmental impact studies should be completed mid to late winter.

Sellman also distributed a list of members of the Comprehensive Plan Committee (Exhibit A).

### **2 SEXUALLY ORIENTED BUSINESSES**

Kathleen Sellman, Planning Director, reviewed County Change of Zone No. 202, a text amendment to the Lancaster County Zoning Resolution to define and allow "sexually oriented live entertainment establishments" as a permitted special use in the Industrial (I) District (Exhibit B). She said two separation requirements are included - a 1500 foot separation between two sexually oriented live entertainment establishments and a 1000 foot separation from specified uses that have been identified as being particularly sensitive to a presence of this type. Sellman noted that the City of Lincoln is considering a similar amendment to the Lincoln Municipal Charter.

Terry Wagner, Lancaster County Sheriff, noted concern that these type of businesses may try to move out into the villages and cities and said consideration should be given to companion ordinances.

Campbell added that the Planning Department is willing to provide assistance in doing so.

In response to a question from Bruce Forbes, Waverly City Council, Sellman said the proposed amendment is consistent with recent case law at the Supreme Court level.

### **3 VILLAGE CONCERNS**

Bruce Forbes, Waverly City Council, expressed concern regarding a proposal to require plumbing and mechanical licenses in the County, stating this could create a hardship for existing businesses.

Campbell said the proposal is still under review and consideration is being given to counting practical experience.

Eagan said public safety and fairness are concerns. He said the Building & Safety Department favors licensing but believes a compliance period is reasonable.

Workman noted that the County was unsuccessful last year in efforts to gain legislation that would require building permits for farmstead residences.

Buffy Cornish, Bennet Village Board, asked that a list of the trades that will be affected by the licensing requirements be made available.

### **4 OTHER BUSINESS**

Rich Wiese, Nebraska Great Plains Resource Conservation & Development (RC&D) Program, explained the RC&D program and Scott Willet, Coordinator of the Nebraska Great Plains RC&D, distributed related materials (Exhibit C).

Kerry Eagan, Chief Administrative Officer, gave an update on the rural addressing project, noting field work is proceeding. He said the purpose of the project is to provide accurate addresses to emergency responders in a digitized manner. Eagan noted that interlocal agreements with the County's villages and cities will be required if it becomes necessary to assign and change addresses within the zoning jurisdictions of the villages and cities.

Commissioner Workman asked those in attendance what they think of the County's "20 acre rule" which sets the minimum lot size at 20 acres in the Agriculture (AG) District.

Nancy Votta, Clerk of City of Hickman, said Hickman has a 40 acre requirement and asked why the County had decided on 20 acres.

Scott Willet, Nebraska Great Plains RC&D, said water and septic systems may be determining factors.

David Hobelman, Firth Village Board, asked whether the County plans to start limiting the number of acreages, noting farmland is being depleted.

Campbell said the County Board has moved towards clustered development which does not have as great an impact toward density.

Buffy Cornish, Bennet Village Board, said the size of parcel is no longer a limiting factor and said the focus should be more on what the land will accommodate.

Nancy Votta, Clerk of City of Hickman, added that individuals moving from urban areas to acreages expect the same amenities and level of service.

Steinman noted that the County Extension Office has pamphlets available that explain what to expect when moving to rural areas.

Campbell said the Board will see that the brochures are sent out to each of the County's villages and cities. She said it may also be beneficial to have County Extension give a presentation at the next meeting.

Campbell also reported that the County Attorney issued an opinion that county funds may not be expended for paving roads within incorporated city limits. She said the County was able to fulfill a project commitment in Waverly but can not make further commitments without legislative change.

There being no further business, the meeting was adjourned.

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Bruce Medcalf  
Lancaster County Clerk